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**Z-2556**  
**JOHN B. SCHEUMANN**  
**PDRS TO R1B**

**STAFF REPORT**  
**October 10, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Daniel Teder, is requesting R1B zoning for 11.25 acres of the Blackthorne Planned Development, located south of US 52, west of Klondike Road, more specifically east of Morallion Drive and east of Selwyn Drive, Wabash 3 (SE) 23-5.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property is presently zoned PDRS for the Blackthorne Planned development. This mixed-density, residential project was originally approved in May of 2001 (Z-2007) and later revised in the April of 2004 approval (Z-2170). A second phase of the Blackthorne Planned Development was approved in 2007 (Z-2360) which was to contain a total of 128 units: 8, 3-story semi-attached single-family units with attached garages and 56, 2-story semi-attached single-family units with detached garages. Blackthorne Subdivision, zoned R3, surrounds the PD on the north, west and south but is being developed as R1-sized single-family lots. A small area of R3 zoning adjoins to the northeast (Z-1981 approved in October of 2000); GB abuts to the east adopted in 1973 and 1988 (Z-585, Z-1373) along with PDNR zoning, approved in 2010 for the Midwest Rentals Planned Development (Z-2420).

**AREA LAND USE PATTERNS:**

Petitioner's site encapsulates the unplatted and undeveloped portion of the planned development area and has access and/or frontage on the north and west sides from three public streets: Peridia, Selwyn and Morallion Drives. Blackthorne PD Phase One is located in the northwest corner next to this site. Presently 2 of the 20 buildings originally approved with the 2001 and 2004 planned developments have been completed containing 14 condo units. As for Phase Two, there has been no construction of the units approved with the 2007 planned development, though 12 townhouse unit lots have been platted and could be completed.

Indian Creek subdivision is about 400' to the west. Adjoining land to the east contains woods and the Midwest Rentals Planned Development. TSC's Klondike Elementary and Middle Schools are situated ¼-mile east, across Klondike Road. Elks Country Club is to the north, across US 52. Farther to the south is Lafayette Venetian Blind's manufacturing plant.

**TRAFFIC AND TRANSPORTATION:**

Existing public streets (all local roads according to the *Thoroughfare Plan*) are available to be extended into the rezone area. Peridia Drive, along the northern boundary, would connect all of Blackthorne to Indian Creek's Kerfoot Drive, which in turn accesses US 52 further northwest.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The area continues to be served by Indiana American Water and American Suburban sanitary sewer. Stormwater would also continue to be carried to the existing pond at the northern boundary of the rezone area.

**STAFF COMMENTS:**

Another casualty of the nation's most recent recession, the Blackthorne Planned Development was an ambitious project seeking to bring a greater diversity of housing choices to our community. From a planning perspective, the remnant of the three PDs that has been completed and platted fits in with the overall residential character of the vicinity, which already contains a mix of residential densities. The addition of R1B zoning to the area would simply add to this diverse mix in an appropriate way, providing for single-family residential uses on smaller lots. The result will be an even less residentially dense development than what the previous three planned developments envisioned. Such a decrease in residential density in this outlying, suburban location is in keeping with good planning practices and has staff's full support.

**STAFF RECOMMENDATION:**

Approval